



# For Sale: 48.28 +/- Acres

2273 US 287, Decatur, TX 76234



## PROPERTY DETAILS

- **Price:** \$45,000/Acre
- **Site Size:** 48.28 Acres
- **Total SF:** 9,098 SF
- (3) Metal Buildings
- (2) Office Buildings
- Electric to Site
- Frontage on Hwy 287
- Industrial Growth Area
- Heavy Traffic
- Secured Parking/Storage
- No Flood Plain
- **Seller Financing Available**

## BROKER INFORMATION

**Cole Frazier**  
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940.566.0404

**Don Frazier**  
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# For Sale: 48.28 +/- Acres

Aerial Photo



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Aerial Photo

## Building 4 - 1,440 SF

- METAL STORAGE BUILDING

## Building 3 - 742 SF

- ADDITIONAL OFFICE
- STORAGE

## Building 1 - 1,988 SF

- OFFICE BUILDING
- MULTIPLE OFFICES

## Building 6 - 3,060 SF

- METAL REPAIR SHOP
- (2) BAYS
- (4) ROLL-UP DOORS

## Building 5 - 1,532 SF

- METAL REPAIR SHOP
- ONE BAY W/ ROLL-UP DOOR

## Building 2 - 336 SF

- DETACHED RESTROOMS
- MEN'S & WOMEN'S

The subject contains the following improvements:

### IMPROVEMENTS SUMMARY AND ANALYSIS

Property Type	Industrial
Number of Buildings	6
Number of Stories	1
Gross Building Area	9,098 SF
Year Built	Varies, See Below
Actual Age	Varies, See Below
Functional Utility	Typical

Building Number	Improvement Type	Exterior	Size (SF)	Notes	Clear Height	Year Built/ Renovated
Building 1	Converted Residence to Office	Brick Veneer	1,988	Multiple Offices	10 Ft.	1967/1980
Building 2	Detached Restrooms	Composite Wood Siding	336	Men's/Women's	10 Ft.	2012
Building 3	Storage/Office	Composite Wood Siding	742	One Office	10 Ft.	2012
Building 4	Storage Building	Metal	1,440	Small Interior Storage	10-13 Ft.	1967
Building 5	One Bay Repair Shop	Metal	1,532	Roll Up Door	12 Ft.	1967
Building 6	Four Bay Repair Shop	Metal	3,060	Four Roll Up Doors	18 Ft.	2012
Total/Average:			9,098 SF			

Source: Various sources compiled by CBRE

The subject is currently being used as a Trucking/Equipment/RV storage yard. Its previous use was as an office, maintenance, and storage yard for an Oil and Gas business. There are several improvements onsite including a single-family residence that has been converted to office, detached restroom building, a four-bay repair shop, a one-bay repair shop, two small storage buildings, and other structures that contribute value. The subject's improvements will now be discussed in detail. The sizes of the buildings are based on appraiser measurements.



BUILDING 1: RESIDENCE/OFFICE



BUILDING 1 INTERIOR



BUILDING 1 INTERIOR



BUILDING 2: OFFICE/STORAGE



BUILDING 2 INTERIOR



BUILDING 3: MEN'S & WOMEN'S RR



BUILDING 4: METAL STORAGE BUILDING



BUILDING 5: SINGLE-BAY METAL



BUILDING 5 INTERIOR



BUILDING 6: TWO-BAY METAL BUILDING



BUILDING 6 INTERIOR



BUILDING 6 EXTERIOR



STORAGE/PARKING WITH FRONTAGE



STORAGE/PARKING WITH FRONTAGE



BUILDING 6 AND BACK PARKING YARD



BUILDING 6 AND BACK PARKING YARD



EXTRA LAND FOR EXPANSION



48 +/- TOTAL ACRES

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Survey

Number 20211668 of said Official Public Records and being more particularly described by notes and remarks as follows:

**BEGINNING** at a 6 inch metal brass corner post found in the Southeast right-of-way line of U.S. Highway 287 (a variable width right-of-way), being the East corner of a subdivided 0.714 acre tract of land conveyed to Dallas Child Services, L.P. by deed of record in Document Number 2007-10108 of said Official Public Records, also being the North corner of said 42.234 acre tract and being:

**THENCE** S02°22'27" along the Southeast right-of-way line of said U.S. Highway 287, being the common Southwest line of said 42.234 acre tract, a distance of 412.65 feet to a 1/2 inch iron rod found at the Southeast corner of said 42.234 acre tract and the Southwest corner hereof;

**THENCE** bearing the Southeast right-of-way line of said U.S. Highway 287, along the East line of said 42.234 acre tract the following line (1) courses and distances:

- S02°10'38"E, a distance of 611.28 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set;
- S02°18'18"E, a distance of 68.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set;
- S02°11'00"W, a distance of 428.35 feet to a 1/2 inch iron rod found;
- S88°27'17"E, a distance of 62.01 feet to a 1/2 inch iron rod found in the West line of said 0.947 acre tract;

**THENCE** bearing the East line of said 42.234 acre tract, along the West line of said 0.947 acre tract the following line (2) courses and distances:

- N02°10'27"W, a distance of 521.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set;
- N02°20'27"E, a distance of 328.82 feet to a 600" wellhead in the Southeast right-of-way line of said U.S. Highway 287, being the North corner of said 0.947 acre tract;

**THENCE** S02°20'27"E, along the Southeast right-of-way line of said U.S. Highway 287, being the common Southwest line of said 0.947 acre tract, a distance of 1,114.23 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set at the Northwest corner of a subdivided 3.78 acre tract of land conveyed to Carle Oak Mills by deed of record in Document Number 202003011 of said Official Public Records, being the East-Southeast corner hereof, from which a 6 inch metal brass corner post found at the Southeast corner of said 3.78 acre tract bears S20°20'27"E, a distance of 200.00 feet;

**THENCE** bearing the Southeast right-of-way line of said U.S. Highway 287, along the North line of said 3.78 acre tract the following line (3) courses and distances:

- S88°10'00"W, a distance of 208.81 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set;
- N02°42'27"E, a distance of 64.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set;
- S88°10'00"W, a distance of 342.55 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set at the Southwest corner of said 3.78 acre tract, being in the East line of said 42.234 acre tract;

**THENCE** S02°10'27"E, along the West line of said 3.78 acre tract, being the common East line of said 42.234 acre tract, a distance of 275.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set at the Southeast corner of said 3.78 acre tract, being the Southeast corner of said 42.234 acre tract and the most Southerly Southeast corner hereof;

**THENCE** N88°10'00"W, along the South line of said 42.234 acre tract, being the common South line of in part, a subdivided 3.78 acre tract of land conveyed to Targa Midstream Services, LLC by deed of record in Document Number 201400009 of said Official Public Records, in part, a subdivided 0.02 acre tract of land conveyed to Targa Midstream Services, Limited Partnership by deed of record in Volume 1666, Page 763 of said Official Public Records, in part, a subdivided 0.34 acre tract of land conveyed to Targa Midstream Services, LLC by deed of record in Document Number 2014-10088 of said Official Public Records, in part, a subdivided 0.728 acre tract conveyed to Louisiana G. Fournier Separate Property Trust by deed of record in Document Number 202010887 of said Official Public Records and in part, a subdivided 12.61 acre tract of land conveyed to Ruben Strogatz, Trustee (Strogatz Strategic Fund Investor Exchange) Shareholder Group by deed of record in Document Number 202101000 of said Official Public Records, a distance of 1,633.17 feet to a point from which a 1/2 inch iron rod bears S20°30'30"E, a distance of 3.46 feet;

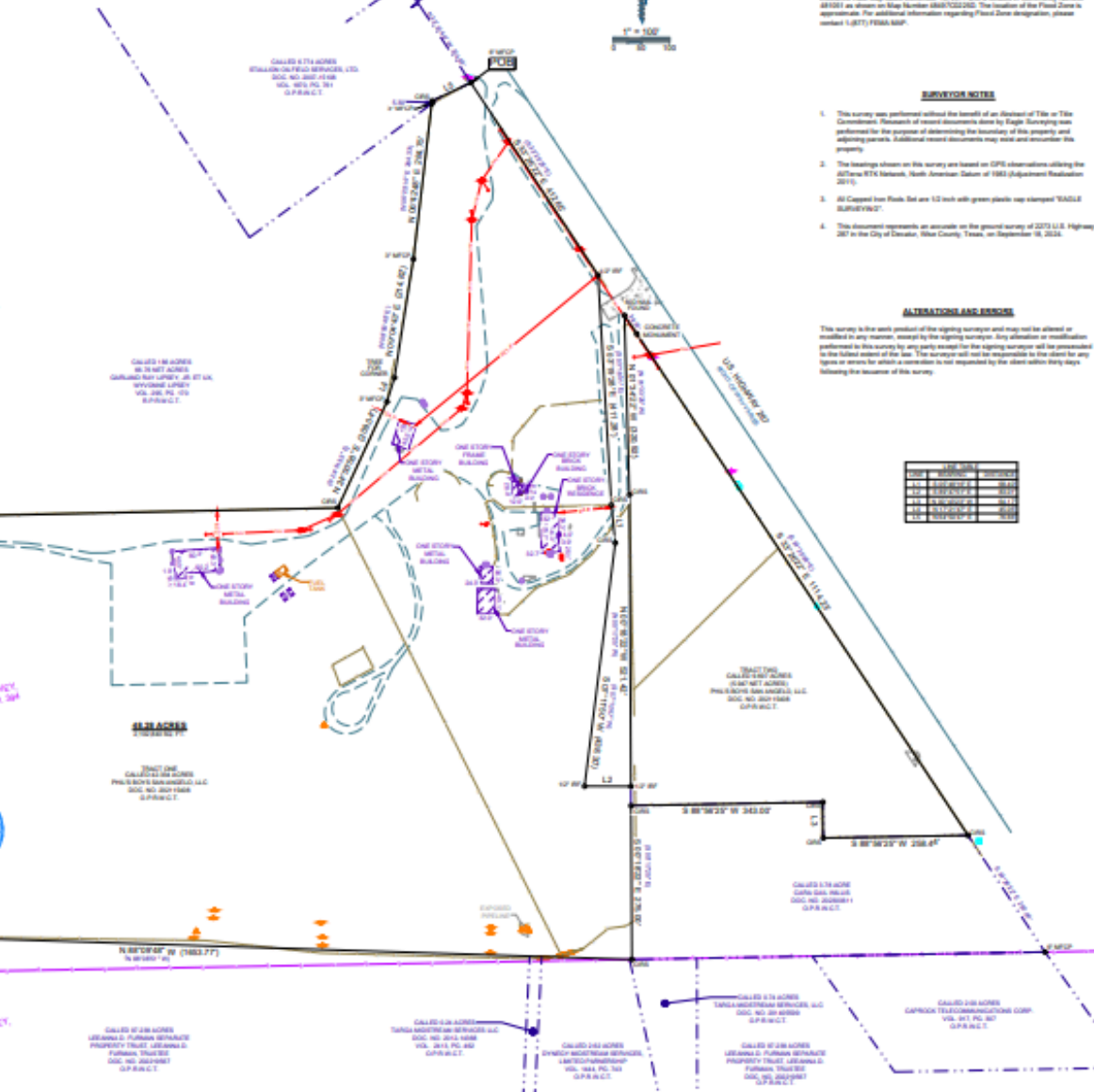
**THENCE** N02°17'07"W, along the North line of said 12.61 acre tract, being the common South line of said 42.234 acre tract, a distance of 602.25 feet to a 1/2 inch iron rod found at the Southeast corner of said First Tract, 20.38 acre tract of land conveyed to The William and Jerry Whitaker Living Trust by deed of record in Document Number 201000886 of said Official Public Records, being the Southeast corner of said 42.234 acre tract and the Southeast corner hereof;

**THENCE** N02°30'27"E, along the East line of said 20.38 acre tract, being the common West line of said 42.234 acre tract, a distance of 609.26 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set at the Northwest corner of said 42.234 acre tract and being:

**THENCE** bearing the East line of said 20.38 acre tract, along the North line of said 42.234 acre tract the following line (3) courses and distances:

- N88°42'37"E, a distance of 1,633.65 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set;
- N42°10'00"E, a distance of 208.84 feet to a 3 inch metal brass corner post;
- N17°21'07"E, a distance of 46.55 feet to a 1/2 inch boundary iron corner post;
- N02°40'07"E, a distance of 214.82 feet to a 3 inch metal brass corner post;
- N02°10'07"E, passing at 275.00 feet, a 3 inch metal brass corner post in the Southeast line of said 0.714 acre tract, a total distance of 261.75 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEY 1962" set in the Southeast line of said 0.714 acre tract;

**THENCE** N02°10'07"E, along the Southeast line of said 0.714 acre tract, being the common North line of said 42.234 acre tract, a distance of 16.66 feet to the **POINT OF BEGINNING** and containing an area of 48.28 acres (2,102,442 square feet) of land, more or less.



481081 is shown on Map Number 4840722202. The location of the First Zone is approximate. For additional information regarding First Zone designation, please contact 1.877.FORSA.SAP.

- SURVEYOR NOTES**
- This survey was performed without the benefit of a disclaimer of Title or Title Commitments. Research of record documents done by Eagle Surveying was performed for the purpose of determining the location of the property and adjoining parcels. Additional record documents may exist and encumber this property.
  - The bearings shown on this survey are based on GPS observations utilizing the RTK/PPK Network, North American Datum of 1983 ( Adjustment Reading on 2015).
  - All Copied Iron Pins, but are 1/2 inch with green plastic cap stamped "EAGLE SURVEY 1962".
  - This document represents an accurate as the ground survey of 2021 U.S. Highway 287 in the City of Denton, Wise County, Texas, on September 9, 2024.

**ALTERATIONS AND ERRORS**

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed by this survey by any party except for the signing surveyor will be presumed to be the fault of the user. The surveyor will not be responsible for the validity of any figures or errors for which a correction is not requested by the client within sixty days following the issuance of this survey.

DATE	DESCRIPTION	BY
09/09/2024	Final Survey	DF
09/09/2024	Field Notes	DF
09/09/2024	Map Production	DF
09/09/2024	Final Review	DF



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Demographics



**UTILITIES**  
*ELECTRIC ONLY*



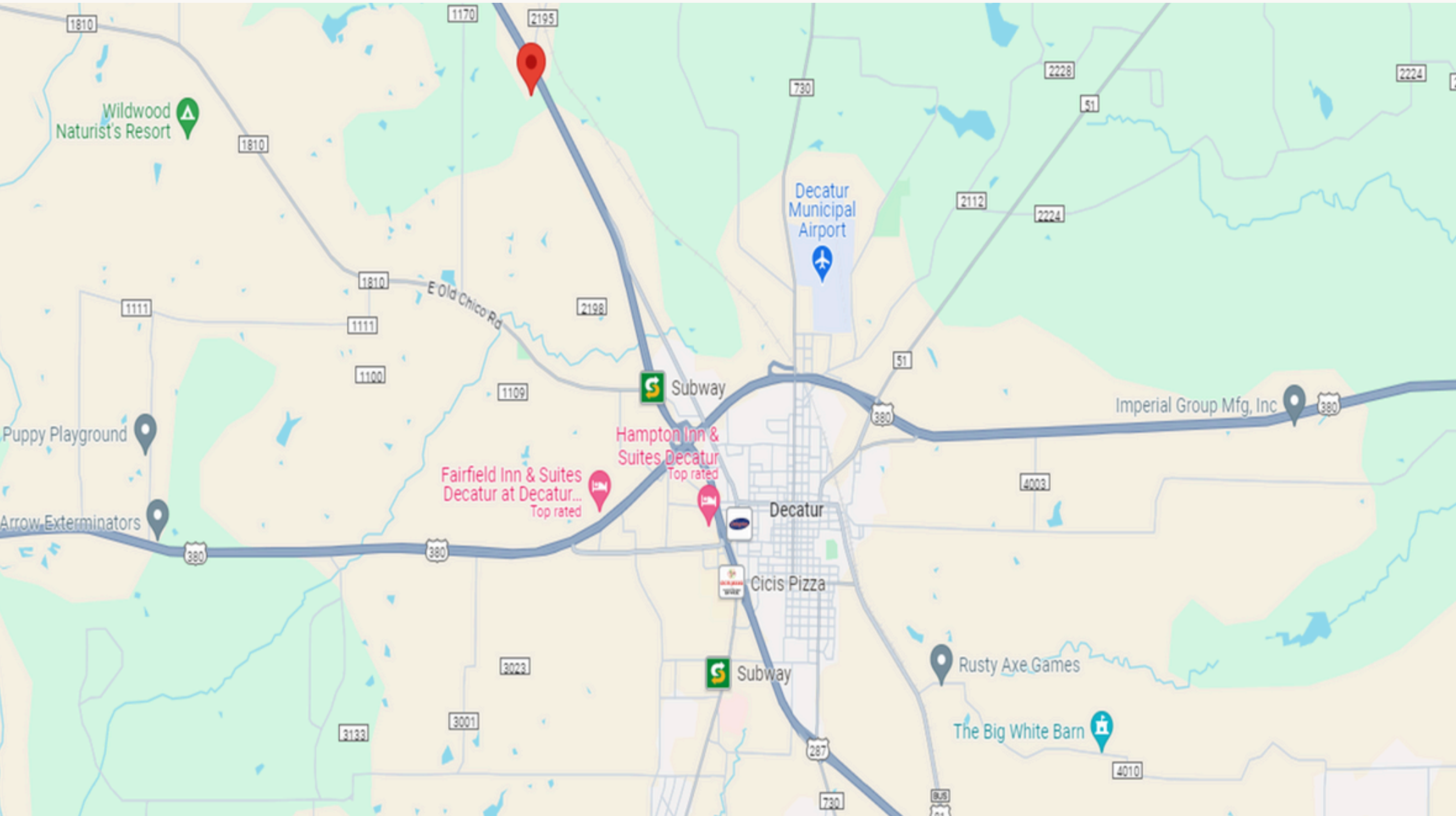
**TRAFFIC COUNTS**  
*US 287: 25,613 VPD*

## DEMOGRAPHICS

Population 2023:	8,016
Average Household Income 2022:	\$70,579
Median Home Value 2023:	\$442,708

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Map Graphic





REALTOR  
SINCE 1912

## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Frazier Commercial Real Estate</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Donald Frazier</b> Designated Broker of Firm		<a href="mailto:dfrazier@fraziercommercial.com">dfrazier@fraziercommercial.com</a>	(940) 566-0404
<b>Cole Frazier</b> Licensed Supervisor of Sales Agent/ Associate	610825	<a href="mailto:cole@fraziercommercial.com">cole@fraziercommercial.com</a>	(940) 566-7005
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

TAR 2501

Frazier Commercial Real Estate 633 Lonsdaleway, Lawr Denton, TX 75205  
Donald Frazier

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

United

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IABS Form

